

BOB: ROSARB: AUCTION: 26-27/04

Date: 05-08-2026

SALE NOTICE

Mr. Shankar Jee Ojha, S/o Kameshwar Dayal Ojha
Harsh Vihar Colony, Saraidhela, Near Shiv Temple,
Dhanbad-828127, Jharkhand

Kameshwar Dayal Ojha, S/o Parsuram Ojha
Harsh Vihar Colony, Saraidhela, Near Shiv
Temple,
Dhanbad-828127, Jharkhand

Dear Sir / Madam,

Re: Notice under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002)

Whereas the Authorized Officer of the Bank of Baroda u/s 13(2) of the above said SARFAESI Act, 2002 and in exercise of the powers conferred u/s 13(2) of the said Act read with Rule 3 Issued a Demand Notice on 30.07.2024 calling upon the Borrowers Mr. Shankar Jee Ojha and Kameshwar Dayal Ojha to repay the amount in terms of the said notice within 60 days from the date of the said notice.

And whereas the Borrower(s)/ Guarantor(s) having failed to repay the amount and hence, authorized officer of bank in exercise of the powers conferred u/s 13(4) of the said Act read with Rule 4 and/or Rule 8 of the Rules has seized/ taken over the possession of the property/properties (hereinafter referred as the said properties) more particularly described herein below on 28.10.2024.

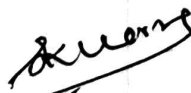
And whereas the undersigned in exercise of the powers conferred u/s 13(4) (a) of the SARFAESI Act, 2002 proposes to realize the bank's dues by Sale of the said properties.

And whereas the Sale of the said properties will be done on "As is where is basis and whatever there is basis" through E-Auction and the date of Sale has been fixed on 08.09.2026 from 02:00 pm to 06:00 pm wherein based on Valuation Reports dated 28.07-2026, Reserve Price and EMD as mentioned below has been given in respect of the Immovable/ movable property and as per other terms and conditions as stipulated under the said Act/ Rules.

The amount due from the Borrower(s)/ Guarantor(s)/ Corporate Guarantor(s) as above to the bank as on the scheduled date of Sale will be Rs.49,07,086.66 plus unapplied interest and charges w.e.f. 31.07.2024 as per Demand notice which has to be realized by the Sale of the said properties, which please note.

Details of Secured Assets/Mortgaged Property	Reserve Price	Status of Possession
	EMD Deposit	Symbolic / Physical
	Bid increase amount	Date and time of inspection of property
All piece and parcel of the landed property situated over part of plot no. 822,823 & 824, pertaining to Khata No. 7, Mouza: Saraidhela, Mouza No. 8 under P.S. Dhanbad, Sub-registry office Dhanbad and Dist. Dhanbad as per sale deed no. 2859 dated 25.06.2001 appertaining to measuring an area 2892.56 sq. ft. or to say 6.63 decimal of land in the name of Shri Kameshwar Dayal Ojha which is butted and bounded as follows: North- Play Ground of the colony South- colony Road East- society Plot no. B-3 Sarawati Devi West- Society Plot No. B-4 Arun Prakash Trivedi	Rs. 58,34,000/-	Symbolic
	Rs. 5,83,400/-	From 01.09.2026 to 07.09.2026 Time: 11:00 am to 03:00 pm
	Rs. 10,000/-	

Yours faithfully,


Chief Manager & Authorized Officer
Bank of Baroda

